

Item # \_\_\_\_\_

Prepared by: Gloria Kelly  
Real Estate Services

Commissioner \_\_\_\_\_

Approved by: \_\_\_\_\_  
County Attorney

**RESOLUTION APPROVING THE SALE OF FIVE (5) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 96.2, 0005, 0102, AND 0206, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$49,050.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER GEORGE S. FLINN, JR.**

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**WHEREAS,** Shelby County has acquired five (5) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 96.2, 0005, 0102, and 0206, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

**WHEREAS,** Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

**WHEREAS,** The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

**WHEREAS,** It is deemed to be in the best interest of Shelby County to sell said five (5) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE,** That the sale of the aforementioned Five (5) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 96.2, 0005, 0102, and 0206, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$49,050.00, be and the same is hereby approved.

**BE IT FURTHER RESOLVED,** That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

**BE IT FURTHER RESOLVED,** That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

\_\_\_\_\_  
A C Wharton, Jr., County Mayor

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of County Commission

ADOPTED \_\_\_\_\_

EXHIBIT “A”									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes and Fees	Purchaser	Evaluation	Sales Price	Planned Use
830	96.2	D0231B0I0000200	Club Breeze 50’ x 700’	RES	\$1,462.06	Southwind Residential Properties Association, Inc.	\$50.00	\$50.00 Vacant Lot	Investment
744	0206	013053000000360	316 Cambridge 35’ x 136’	R-MM	\$6,049.32	Tamara P. Harris	\$5,000.00	\$5,000.00 House	Investment
11214	0005	03200100000002C	558 Suzette 2.69 Acres	INDUSTRIAL	\$139,449.22	Harris & Harris, Inc.	\$50,000.00	\$40,000.00 Comm. Bldg	Investment
19882	0102	077068000000010	Wilson Road 100’ x 150’	RS-6	\$2,448.50	Kola Akin-deko & Susila Akin-deko	\$4,000.00	\$3,000.00 Vacant Lot	Investment
19884	0102	077068000000020	Wilson Road 24’ x 150’	RS-6	\$2,033.68	Kola Akin-deko & Susila Akin-deko	\$1,500.00	\$1,000.00 Vacant Lot	Investment

5 Properties

Total

\$49,050.00

## SUMMARY SHEET

### **I. Description of Item**

A Resolution approving the sale of five (5) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 96.2, 0005, 0102, and 0206. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these five (5) Delinquent Tax Parcels be approved.

### **II. Source and Amount of Funding**

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

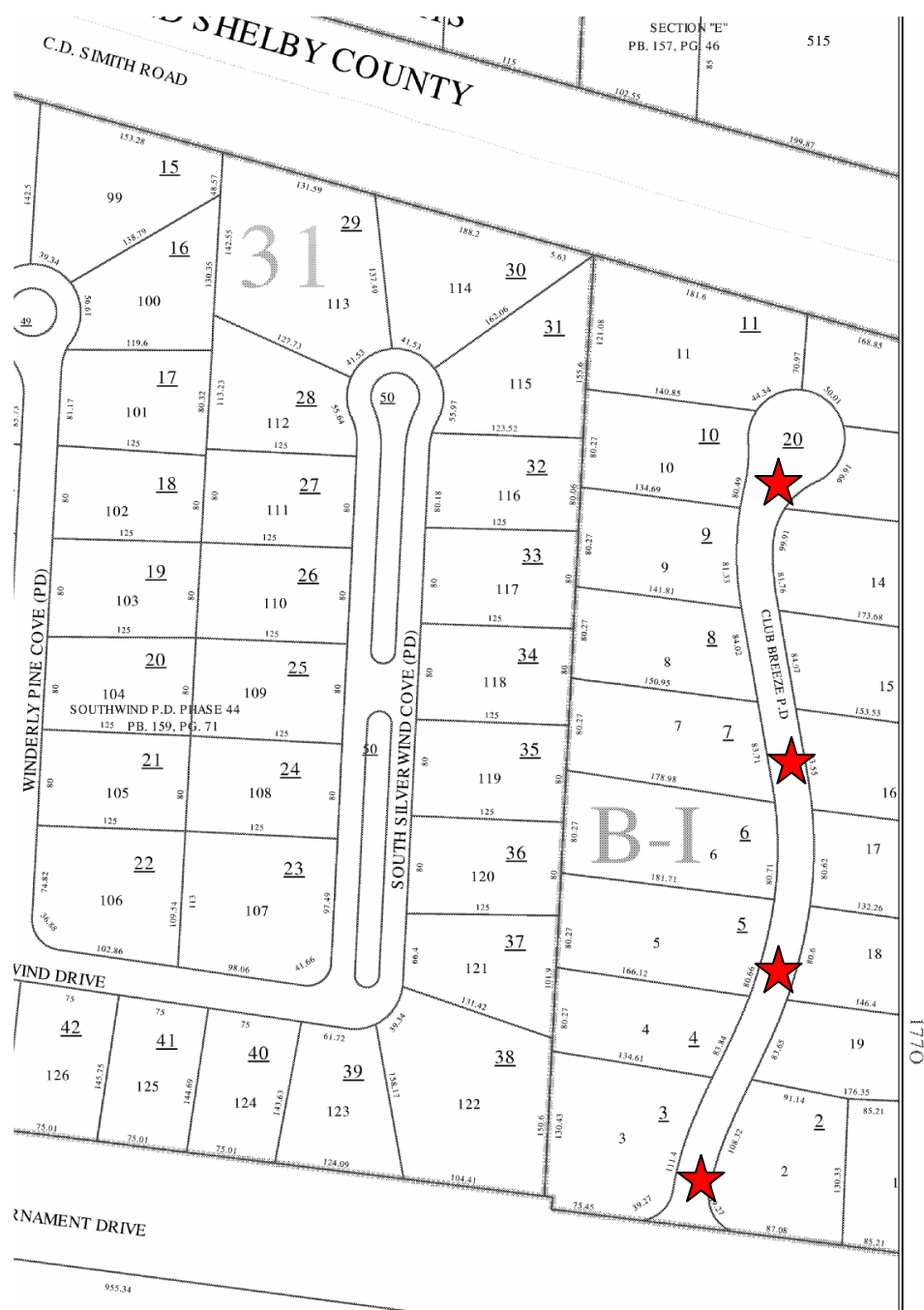
### **III. Contract Items**

Offer to Purchase

Quit Claim Deeds

### **IV. Additional Information Relevant to Approval of this Item**

# Ward D02

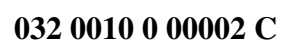


D02 31B0 I 00020 0

**013 0530 0 00036 0**

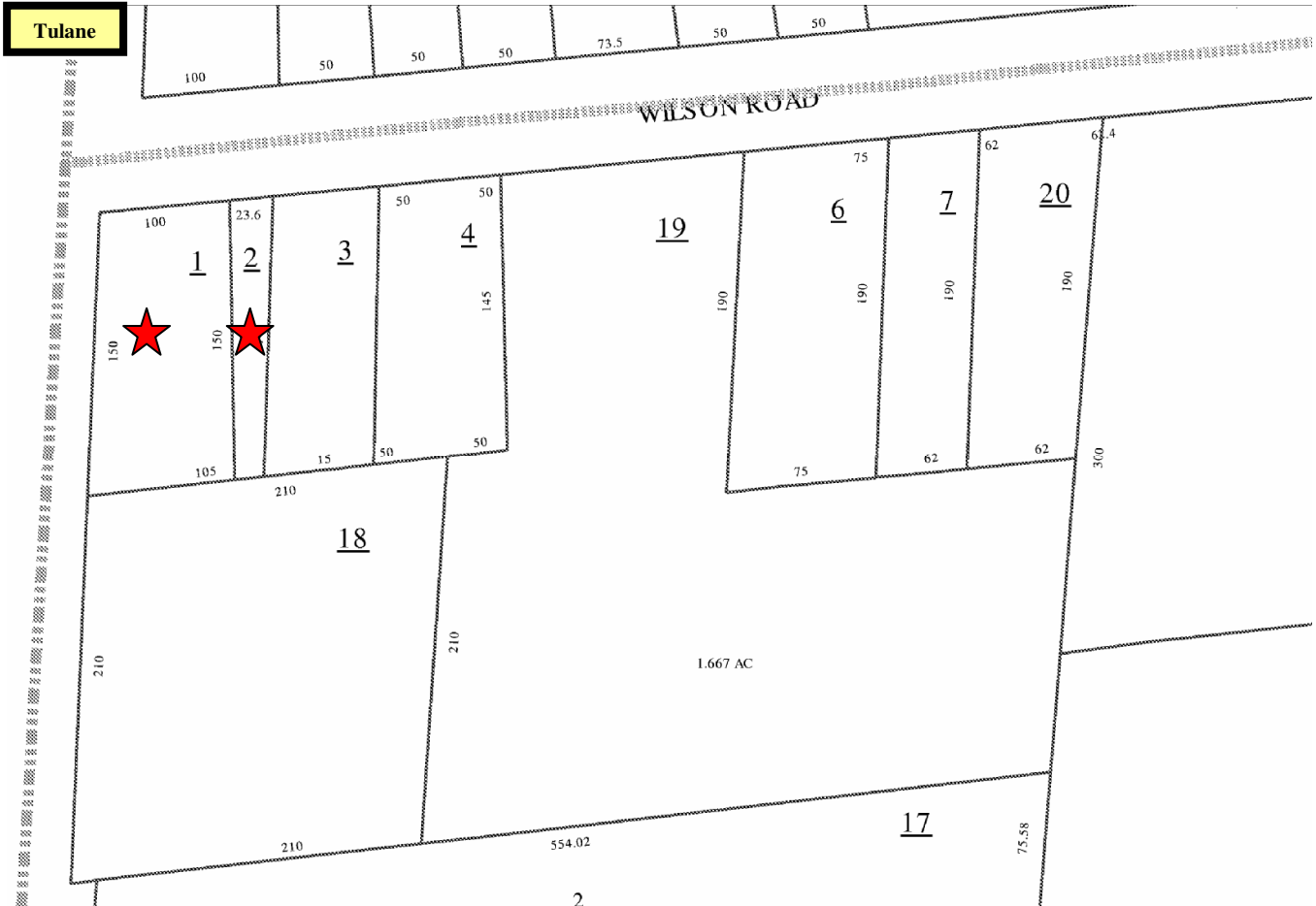


This map shows Ward 18, which is bounded by Walnut Street to the west and County Line to the east. The ward contains several property lots, including those owned by the Dunn Subdivision and the Lewis Sign Company Subdivision. A railroad track runs diagonally through the ward, with a yellow box labeled "RR Tracks" indicating its location. A red star is placed on the map, likely marking a specific point of interest. The map also shows various lot numbers and dimensions, as well as the names of the subdivisions.



7

Ward 77  
0 Wilson Rd.



077 0680 0 00001 0 & 077 0680 0 00002 0